This Instrument Prepared By:
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Return to Box 51B

Davidson County DEEDWARR
Recvd: 02/27/02 16:32 5pgs
Fees:27.82 Taxes:445.85
20020227-0025276

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Julie Thompson Small and Craig Thompson Small 769 Jaywood Drive Old Hickory, Tennessee 37138-4248	**SAME**	**63-16--B 63**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Harriet J. Shirley f/k/a Harriet J. Swor and Wesley Todd Shirley** (referred to hereinafter collectively as "Grantors"), have bargained and sold and do hereby transfer and convey unto **Julie Thompson Small and Craig Thompson Small**, as joint tenants with right of survivorship (referred to hereinafter collectively as "Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as **769 Jaywood Drive, Old Hickory, Tennessee 37138-4248.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for (1) 2002 real estate taxes which are being prorated at closing;

(2) matters shown on the Plan of record at Book 6900, page 405, Register's Office for Davidson County, Tennessee; (3) matters shown on the Plan of record in Book 6900, page 550 said Register's Office; Surveyors Certificate of Correction of record in Book 7462, page 445 and Book 8110, page 401, as amended in Plat Book 8181, page 112, said Register's Office; (4) Easement of record in Book 8007, page 235, said Register's Office; (5) Agreement for Dedication of Easement for Public Utilities of record in Book 8657, page 179, said Register's Office; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11030, page 740, said Register's Office; (7) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7351, page 852, along with the First Amendment of record in Book 7451, page 739, and the Second Amendment of record in Book 8336, page 393, said Register's Office; and (8) matters shown on the Mortgage Loan Inspection (File No. 89107-184) prepared by John Kohl & Company, P.C., dated February 19, 2002.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Wesley Todd Shirley joins in the execution of this Warranty Deed for the purpose of conveying any interest he has in the Property by virtue of marriage. Harriet J. Shirley and Harriet J. Swor are one and the same.

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IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 26th day of February, 2002.

Harriet J. Shirley f/k/a Harriet J. Swor, Grantor

Wesley Todd Shirley, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $120,500.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of February 2002.

NOTARY PUBLIC

My Commission Expires:

9/28/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of this County, **Harriet J. Shirley f/k/a Harriet J. Swor**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Davidson County, this 26th day of February, 2002.

Cheryl W. Howell
NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **Wesley Todd Shirley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2002.

Cheryl W. Howell
Notary Public

My commission expires: 9/28/02

EXHIBIT A

(Property Description)

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, page 550-552 and amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to HARRIET J. SWOR, NOW SHIRLEY, by Quitclaim Deeds from JOHN R. SWOR, JR. of record in Book 9123, page 472, and Book 10086, page 24, said Register's Office.